

600 McFerrin Avenue SP - Regulatory

Development Summary (Site)

SP Name 600 McFerrin Avenue SP

SP Number 2025SP-011-001

Council District 5 – Sean Parker

Map/Parcel/Owner/Acreage/Current Zoning/ Address

Map 82-12 Parcel 172/ Katherine Herring and Yoji Reichert/ 0.21 Acres/ Currently Zoned RS5 with OV-DDU
Dadu Overlay District /600 McFerrin Avenue

Overlay Area

Maxwell Heights Neighborhood Conservation Overlay District

General Consistency Note

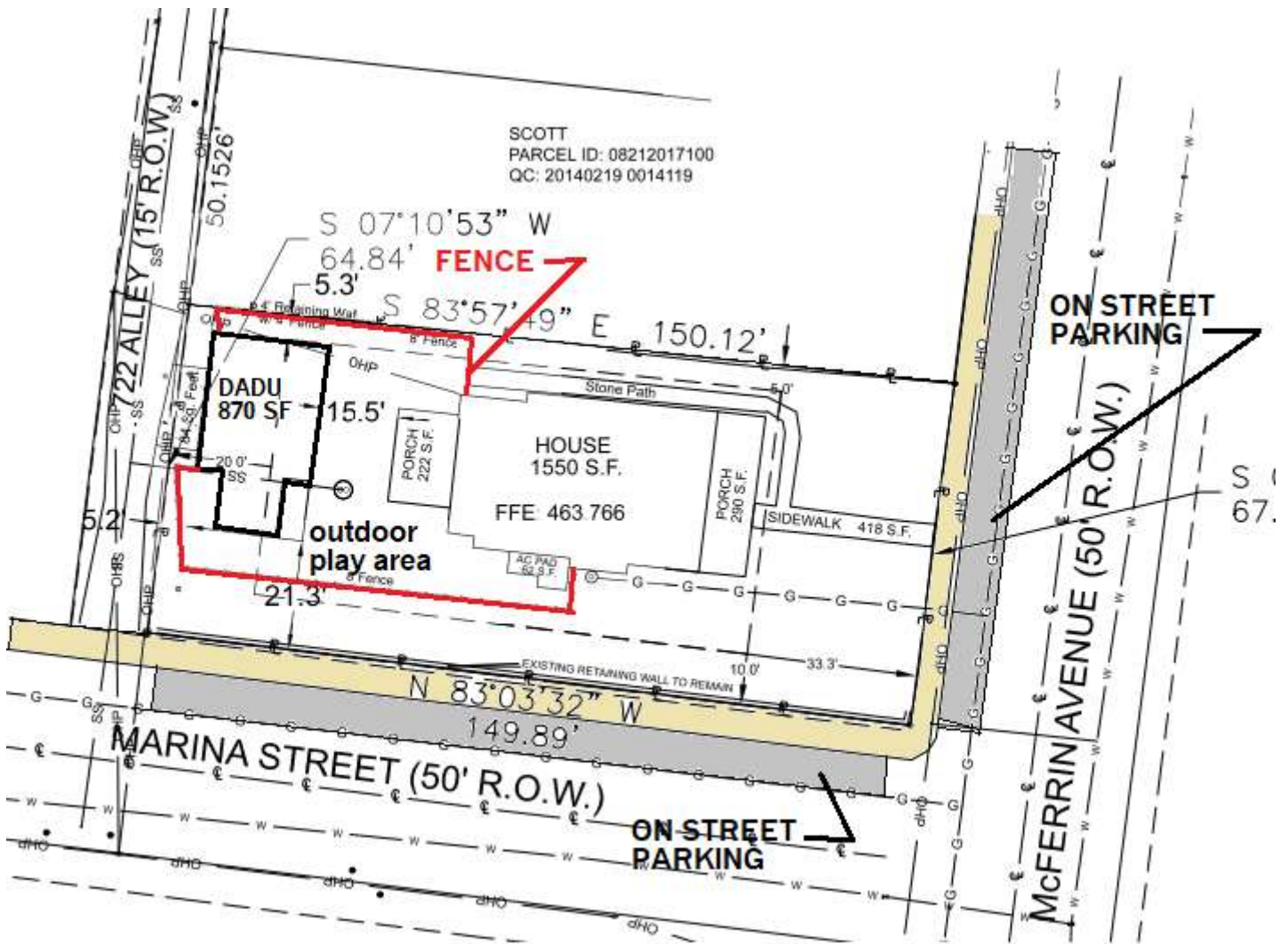
The current T4 Urban Neighborhood Maintenance Policy (T4-NM) are urban neighborhoods characterized by their moderate- to high-density residential development pattern, building form/types, setbacks, and building rhythm along the street. T4 Urban Neighborhood Maintenance (T4-NM) areas will experience some changes over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. Where transportation infrastructure is insufficient or not present, enhancements are necessary to improve pedestrian, bicycle, and vehicular connectivity.

The current single family home and existing DADU are allowable under the current zoning. The additional use of “Day Care Home- Large” is a use that currently occurs in the immediate area within the current Land Use Policy of T4 Urban Neighborhood Maintenance (T4-NM) , however requires a Regulatory Zone Change to a Specific Plan. The current parcel is situated at the corner of two local streets with adequate on-street parking. Per Metro Ordinances, no parking is allowed in the abutting alley. Additionally, the area on the lot to house outdoor Child Care activities is currently enclosed by an 8 foot tall solid privacy fence for safety and sound mitigation as required by the State of Tennessee for Group Child Care. Institutional uses such as, Large Day Care, is listed as an allowable use under the current Land Use Policy.

Specific Plan Note

1. The purpose of this SP is to permit a single-family residential unit and day care home, large, as an accessory use. The accessory building can be used for either day care home uses or a DADU, but not both. Permitted uses: Main home: single-family residential and day care home, large, as an accessory to the single-family Accessory structure: DADU or extension of the accessory use. One of the structures shall be an occupied residence. Both buildings on the parcel would be part of a single group childcare home with not more than twelve (12) children in care.
2. All Bulk Standards shall conform to those listed under RS5 zoning
3. On Street Parking is provided within the current right of way of McFerrin Avenue and Marina Street
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of commission or council approval, the property shall be subject to the standards, regulations and requirements of the RS5 zoning district as of the date of the applicable request or application.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.
7. All requirements of the state that pertain to the use and operation of the facility shall be met.
8. All requirements of Fire Marshall pertain to the use and operation of the Group Child Care Home shall be met.
9. Prior to the issuance of a Final Use Permit the Applicant will coordinate with the Nashville Department of Transportation the purchase and placement of 'No parking to the corner' signs spaced 30 feet from the corner on both McFerrin Avenue and on Marina Street to ensure adequate sight distance is maintained and the placement of a No Parking sign spaced 30 feet from the alley on Marina AStreet.

EXHIBITS



EXISTING SITE

Site Area 0.21 Acres



SITE AS SEEN FROM MARINA STREET



SITE AS SEEN FROM MCFERRIN AVENUE



SITE AS SEEN FROM ALLEY ENTRANCE

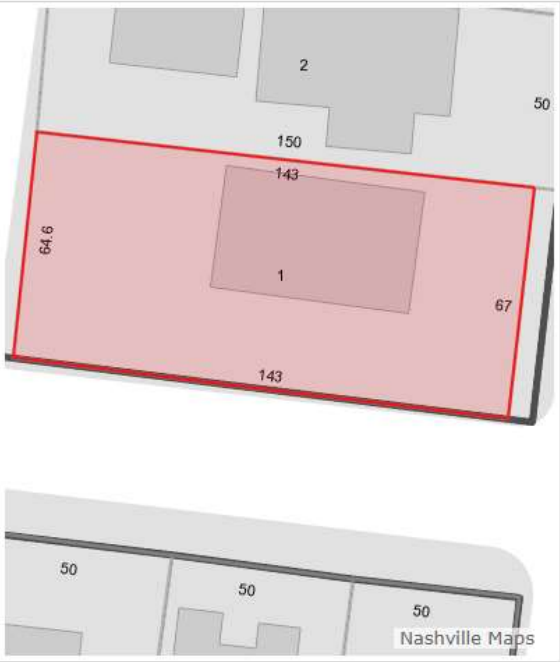


SITE AS SEEN FROM IMPROVED ALLEY



SITE AS SEEN FROM INTERIOR

| Parcel Details | |
|--------------------------------|---|
| Parcel ID: | 08212017200 |
| Parcel Address: | 600 MCFERRIN AVE NASHVILLE, TN 37206 |
| Owner: | HERRING, KATHERINE ANN & REICHERT, YOJI KARL |
| Acquired Date: | 4/16/2019 |
| Sale Price: | \$ 310,000.00 |
| Sale Instrument: | DB-20190418 0035672 |
| Mailing Address: | 600 MCFERRIN AVE NASHVILLE, TN 37206 |
| Legal Description: | PT LOT 1 BEAZLEY SUB VAUGHN TRACT |
| Acreage: | 0.21 |
| Frontage Dimension: | 67 |
| Side Dimension: | 143 |
| Parcel Instrument: | SW-20190614 0057369 |
| Parcel Instrument Date: | 6/12/2019 |
| Census Tract: | 37011900 |
| Tax District: | USD |
| Council District: | 05 |
| Land Use Description: | SINGLE FAMILY |



| Zoning | | Hide |
|-------------------------|--|----------------------|
| Zone Code | OV-DDU | |
| Zone Description | THE DADU OVERLAY DISTRICT PROVIDES ADDITIONAL HOUSING OPTIONS IN THE URBAN ZONING OVERLAY. | |
| Effective Date | 7/21/2022 | |
| Ordinance | BL2022-1322 | |
| Case Number | 2022DDU-001-001 | |
| Zone Code | OV-NHC | |
| Zone Description | | |
| Effective Date | 6/2/2008 | |
| Ordinance | BL2008-181 | |
| Case Number | 2008Z-043U-05 | |
| Zone Code | OV-UZO | |
| Zone Description | | |
| Effective Date | 7/25/2007 | |
| Ordinance | BL2007-1426 | |
| Case Number | 2007Z-060U-05 | |
| Zone Code | RS5 | |
| Zone Description | Medium density residential, requiring a minimum 5,000 square foot lot and intended for single-family dwellings at a density of 7.41 dwelling units per acre. | |
| Effective Date | 7/30/2004 | |
| Ordinance | BL2004-272 | |